



engineering and constructing a better tomorrow

May 11, 2011

Mr. Garnett Brown
City of Atlanta
Bureau of Planning
55 Trinity Avenue
Suite 3350
Atlanta, Georgia 30303

**Subject: Proposal for Phase I ESA and Limited Facilities Assessment Survey
 400 Northside Drive
 Atlanta, Georgia
 MACTEC Project No. 6121-11-0019**

Dear Mr. Brown:

MACTEC Engineering and Consulting, Inc. (MACTEC) is pleased to submit this proposal for a Phase I Environmental Site Assessment (Phase I) and Limited Facilities Assessment Survey at the above referenced property. This proposal presents a brief review of the project information provided to us, the proposed scope of services, our schedule and proposed fee.

PROJECT INFORMATION

We understand that the City of Atlanta is requesting the proposed services as part of the City of Atlanta's 2010 U.S. EPA Community Wide Brownfield Assessment Grant (BF 95461210-0).

This proposal, including the Scope of Services, is specifically subject to the conditions and assumptions described below. If any of this information is incorrect, please notify us so that we can modify our proposal if necessary.

MACTEC understands the subject site consists of an approximate 0.90 acre tract of land located at 400 Northside Drive, Atlanta, Georgia. The property includes a building in an L-shaped configuration that is partly two-story commercial/office space and partly single-story warehouse space. Two curb cuts from Northside Drive connect to an asphalt-paved parking lot and drive around the building. At the western edge of the property is an embankment, oriented north-south, which is a former railroad line. The western property boundary extends up the embankment, north to the edge of the parking lot, east to the Northside Drive right-of-way, and south to a multi-family housing development on the adjacent property.

SCOPE OF SERVICES

TASK 1 – PHASE I ENVIRONMENTAL SITE ASSESSMENT

Based on MACTEC's understanding of your needs, we propose to conduct a Phase I Environmental Site Assessment (ESA) of this property in general accordance with those tasks established by ASTM International guidance E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. This standard practice is intended to fulfill the requirements of 40 CFR Part 312, "Standards and Practices for All Appropriate Inquiry" and assist a prospective purchaser in establishing the innocent landowner defense under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

MACTEC's assessment will include a review of environmental records and databases published by federal, state, and local agencies, a review of the history of the site, site reconnaissance, interviews, and preparation of a written report. MACTEC's ESA will include walking the site to the degree areas are accessible. MACTEC requests that Atlanta Development Authority arrange for access to the property. The written report will summarize our observations, findings, and conclusions, and offer recommendations for further assessment, if warranted. Attachment A describes the Phase I Environmental Site Assessment in more detail.

MACTEC will use the information provided by the City of Atlanta to assist in preparing our ESA reports. ASTM document E 1527-05 outlines the information that must be provided in an Environmental Questionnaire, which is included in this proposal as Attachment B. We request that a person knowledgeable of the property's history complete this questionnaire and return it to MACTEC. An executed questionnaire for the property must be included in our report to conform to ASTM standards.

TASK 2 – LIMITED FACILITIES ENVIRONMENTAL ASSESSMENT

Based on our understanding of the project, our proposed scope of services will include an asbestos-containing materials survey to support planned renovation. We understand that there has been no previous asbestos or other hazardous or regulated materials surveys performed in the buildings and that there is no documentation relative to these types of materials in the buildings. If this is incorrect, we request that copies of this documentation be provided prior to our site work.

Asbestos-Containing Materials Survey

The intent of the Asbestos-Containing Materials (ACM) Survey will be to locate ACM as required by the United States (U.S.) Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAPs) prior to renovation activities.

The EPA, U.S. Occupational Safety and Health Administration (OSHA), and the Georgia Environmental Protection Division (GA-EPD) have published regulations and guidelines that require a thorough survey (inspection and sampling) for ACM prior to any building renovation. Our survey will be provided in general accordance with these regulations and guidelines. The ACM survey will be performed by a team of two EPA Asbestos Hazard Emergency Response Act (AHERA)-accredited Asbestos Inspectors.

MACTEC will perform a visual survey that will consist of a walk-through of the subject building to locate, inventory, and document the general location and quantity of asbestos-containing materials in the subject structure. Suspect ACM will be grouped based on material homogeneity. A homogeneous material is one that appears to be uniform in texture and color and appears to have been applied or installed during the same general time period.

Following the visual survey, a sampling strategy will be developed. Our sampling strategy will incorporate the following elements:

- Materials to be sampled. Our survey will address the major classes of accessible building materials that have typically been found to contain asbestos; these classes of materials include thermal system insulations, spray-applied materials, and miscellaneous materials (as defined by AHERA). According to EPA and OSHA guidelines, suspect building materials may be assumed to contain asbestos.

The GA-EPD has issued “verbal guidance” for the sampling and analysis of wallboard joint compounds prior to demolition activities. Basically this “verbal guidance” requires the collection and analysis of a significant number of samples of wallboard joint compound materials (based on the floor areas of the building) in order to designate these materials as non-asbestos. For the purposes of this proposal we have assumed that wallboard is present as interior partition walls and ceilings and the joint compound is applied to attachment point and seams and not applied as a skim coat over the entire surface of the wallboard system.

- Number of samples to be collected. The number of samples collected of each homogenous suspect material will be based upon the Inspector’s judgment, the conditions encountered in each building, and EPA and OSHA sampling protocols/guidelines. For this proposal, we have assumed that our sampling plan will include the collection of up to 75 material samples for analyses for asbestos content. Collection of roofing samples is not included in this scope of work.
- Sample locations. Representative bulk samples will be collected from suspect ACM at locations selected by the Inspectors based on ability to access the material and recognized sampling guidelines. We will perform demolition in areas of the structure in an attempt to locate and sample suspect ACM in concealed spaces. We will patch our ACM sample locations only as necessary to prevent deterioration of the material sampled. We will not repair sample locations to

match existing finishes. Additionally, we will not repair damage to the structure as necessary to perform the destructive evaluation for concealed materials.

- Sample analyses. Bulk samples will be delivered to a National Voluntary Laboratory Accreditation Program accredited laboratory for analysis by the EPA-required method of Polarized Light Microscopy coupled with dispersion staining utilizing the Calibrated Visual Area Estimation technique. Analytical results will be reported in the form as required by AHERA regulations (i.e., only type and percent of asbestos detected will be reported). For this proposal we have budgeted for the collection and analyses of up to 75 samples, which will be analyzed by PLM methods. When PLM analyses reports asbestos concentrations between “trace” and 10-percent asbestos the client has the option to analyze the sample further by point count analysis to better quantify the asbestos content. The alternative is to treat the material as asbestos-containing. Materials having results of point count less than 1-percent are considered to be non-asbestos. Point count analyses, when authorized, will be invoiced at an additional cost of \$65.00 per sample.

Our asbestos related services are being performed for the sole purpose stated above. In the event the facility becomes a school building in the future, additional asbestos related inspections, reporting and management plan development will be necessary.

LEAD-CONTAINING PAINT SCREENING

A leaded paint screening will be performed to sample and analyze the paint on various building surfaces for the presence of lead. We will conduct a walk-through of accessible areas to observe the various painted surfaces. We propose to collect a representative number of paint chip samples of the predominant accessible painted coatings at the facility during the screening. The paint chip samples will be analyzed for lead at a laboratory accredited through the Environmental Lead Laboratory Accreditation Program for the presence of lead utilizing Atomic Absorption Spectroscopy according to EPA SW-846 methods. The results of the analyses will be reported in percent lead by weight. Our estimated sampling plan includes the collection of up to **30** paint chip samples from the building.

The purpose of the sampling and analyses will be to provide the facility owner information related to leaded paint for notification purposes to applicable contractors, vendors, recyclers or other entities requiring or requesting such knowledge to comply with the OSHA Lead in Construction Standard (29 CFR 1926.62). Our lead related services are being performed for the sole purpose stated above. In the event the facility becomes a child occupied facility in the future, additional lead related evaluation will be necessary.

This proposal does not include sampling and analyses following the Toxicity Characteristic Leaching Procedure (TCLP) for the characterization of leaded paint containing waste. This evaluation is most appropriately performed after the leaded paint survey is performed, a final renovation plan is established,

and a plan is developed for the final disposition of building materials containing lead coatings involved in the renovation effort.

MACTEC has assumed that the City of Atlanta is responsible for providing safe access to all areas inside and exterior to the subject building. Our proposal is based on our assumption that safe access to the roof of the structure is provided within the building. Additionally, it is assumed that aerial lifts and ladders beyond six feet are not necessary to complete the above outlined scope of work. We will require the assistance of representatives knowledgeable of the subject building and systems to be available for interviews and escorted access. It is important to note that due to the inherent limitations of survey activities of the type proposed herein some asbestos-containing materials or lead-containing paint may not be accessed. As is typical, additional sampling may be required in areas such as pipe chases, wall cavities, spaces behind exterior wall finishes, ceiling plenums and other areas that could not be accessed during the survey. Additionally, the survey does not include the dismantling of equipment and mechanical systems in the structure. Services related to additional evaluation, sampling, and/or analyses arising from the location of concealed materials can be provided at an additional cost.

No testing or sampling beyond that for asbestos-containing materials and lead-containing paint described above is included in our proposed services or fees.

REPORTING

Upon completion of MACTEC's proposed work, separate draft written reports will be prepared for each task that will include documentation to support the analysis, opinions, and conclusions presented in the reports, inclusive of referenced sources. If appropriate, recommendations for additional assessments will be made. Included with the report will be the qualifications of the environmental professional(s) responsible for the assessment. Color photographs will be utilized to document the pertinent conditions observed, if necessary.

PROPOSED FEE

MACTEC proposes to provide our services for a lump sum fee as detailed below:

Phase I ESA	\$3,500*
Limited Asbestos-Containing Materials Survey	\$7,100

* Note: this proposal does not include a search of title or judicial records for environmental liens. A search for environmental liens is required to satisfy All Appropriate Inquiry. If others have recently completed such a search, MACTEC will review the document for potential environmental concerns associated with prior ownership. If requested, MACTEC can subcontract an environmental lien search for an additional \$300 per parcel.

SCHEDULE

Phase I

We can begin our Phase I work within two business days of receipt of written authorization to proceed. A verbal report of our findings will be provided upon completion of the site work and records review. A draft report can be issued within three weeks receipt of written authorization to proceed.

Limited Facilities Assessment Survey

We can begin the asbestos survey within five business days of acceptance of this proposal and receipt of written notice to proceed. We have assumed that our site work can be completed within one day and can be performed between 9:00 a.m. and 5:00 p.m. Monday through Friday. Our report of the survey for asbestos materials will be available within 15 business days of the completion of our site work.

QUALIFICATIONS

The Phase I Environmental Site Assessment will not include ASTM non-scope issues such as sampling or evaluating for radon, mold, or ambient air quality, identifying ecological conditions or testing soil, air, surface water, drinking water, or groundwater for chemical contaminants. If desired, these issues can be addressed in a future scope of services.

MACTEC's reports will be prepared for the exclusive use and reliance of City of Atlanta under the contractual Terms and Conditions agreed to for this project. Other parties may rely on these reports, provided those parties execute mutually agreeable Terms and Conditions with MACTEC.


AUTHORIZATION

As our formal authorization to proceed, please execute and return one copy of this proposal to the attention of Dustin Heizer via email at djheizer@mactec.com or via facsimile at 404-817-0183. Please note that the Terms and Conditions previously agreed to between MACTEC and the City of Atlanta in the existing project contract No. FC-5140 dated November 17, 2010 for MACTEC Project 6121-11-0019 are an integral part of this proposal.

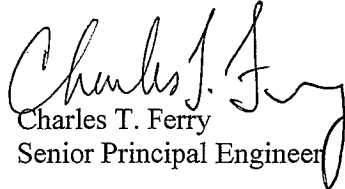
MACTEC appreciates the opportunity to be of service on this project. If you have any questions, please contact MACTEC at 404-873-4761.

Sincerely,

MACTEC Engineering and Consulting, Inc.



Tyler Boyles
Project Geologist



Charles T. Ferry
Senior Principal Engineer

Attachments: Attachment A: Phase I Environmental Site Assessment
Attachment B: E 1527-05 User Questionnaire

Acknowledged and Accepted:

Signature

Name

Date

Comments: _____

ATTACHMENT A:
PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

MACTEC proposes to conduct the following activities for the Phase I Environmental Site Assessment.

RECORDS REVIEW

The purpose of the Phase I records review is to obtain and review records that will assist in identifying recognized environmental conditions in connection with the subject sites. As part of this phase of the project, MACTEC will attempt to obtain and review those records that are “reasonably ascertainable.” For the purposes of this proposal “reasonably ascertainable” information is defined as: 1) publicly available, 2) obtainable from its source within reasonable time and cost constraints, and 3) practically reviewable. The assessment will include a review, where available or applicable, of both environmental and historical sources.

ENVIRONMENTAL RECORDS REVIEW

The following publicly available databases will be reviewed:

Standard Environmental Records	Search Distance (miles from boundaries)
Federal NPL site list	1.0
Federal delisted NPL site list	0.5
Federal CERCLIS list	0.5
Federal CERCLIS NFRAP list	0.5
Federal Institutional/Engineering Control registries	Property only
Federal RCRA TSD facilities	0.5
Federal RCRA generators list	Property and adjoining properties
Federal CORRACTS list	1.0
Federal ERNS list	Property only
State and Tribal equivalent NPL	1.0
State and Tribal equivalent CERCLIS	0.5
State landfill and/or solid waste disposal site lists	0.5
State leaking UST list	0.5
State registered UST list	Property and adjoining properties
State and Tribal Institutional/Engineering Control registries	Property only

State and Tribal voluntary cleanup sites	0.5
State and Tribal brownfield sites	0.5

Additional Environmental Records – Additional environmental listings, state or local, will be reviewed if deemed appropriate. With the exception of the Georgia EPD Solid Waste Division files for the on-site landfill, review of local, state, or federal regulatory files is beyond the scope of this Phase I effort.

Potential Delays – Delays in environmental regulatory responses to our inquiries may delay submittal of MACTEC's report or necessitate an addendum. MACTEC will notify you if such delays are anticipated.

PHYSICAL SETTING SOURCES

A current United States Geological Survey (USGS) 7.5 Minute Topographic Map will be reviewed to assist in evaluating area topography and surface drainage. At least one additional physical setting source will be reviewed for information on the geologic, hydrologic, or topographic characteristics of the site.

HISTORICAL USE INFORMATION

The purpose of consulting historical sources is to develop a history of the previous uses or occupancies of the property and surrounding area to identify those uses or occupancies that are likely to have led to recognized environmental conditions with the subject site.

Uses of the Subject Site – The prior uses of the subject site will be identified from the present back until at least 1940 using at least one of the “standard historical sources” listed below:

- Aerial Photographs
- Fire Insurance Maps
- Property Tax Files
- Recorded Land Title Records
- USGS 7.5 Minute Topographic Maps
- Local Street Directories
- Building Department Records
- Zoning/Land Use Records

MACTEC's proposal does not include a Chain-of-Title search. A search for environmental liens is required to satisfy All Appropriate Inquiry requirements. If others have recently completed a

Chain-of-Title search, MACTEC will review the document for potential environmental concerns associated with prior ownership.

Uses of Property in Surrounding Areas – Using the same resources, the history and/or general uses of the property in the area surrounding the subject site will be researched at a search distance and time period deemed appropriate given the findings of other portions of the assessment.

SITE RECONNAISSANCE

The purpose of the site reconnaissance is to observe current conditions at the site and obtain information indicating the likelihood of environmental concerns in connection with the site.

A site reconnaissance of the subject properties will be performed by a MACTEC professional specializing in environmental projects. MACTEC's representative will look for surface indications of past or present waste handling or disposal activities that may pose a hazard to the subsurface environment. MACTEC will require access to all areas of the site, to the extent they are not obstructed by bodies of water, adjacent buildings, or other obstacles. MACTEC will also require a site contact that is knowledgeable of operations at the site to accompany us during our site visit. Unforeseen circumstances notwithstanding, only one site visit will be made to a subject property.

INTERVIEWS

The objective of interviews is to obtain direct, personal information from individuals indicating recognized environmental conditions in connection with the site. Available present owners and occupants of the subject sites will be interviewed as to their knowledge of site activities and operations which are currently, or may have in the past, affected the environmental condition of the site. Selected local regulatory and/or emergency response officials will be interviewed, if available, regarding their knowledge of past or present environmental problems or emergency responses at the site.

**ATTACHMENT B:
E 1527-05 ENVIRONMENTAL QUESTIONNAIRE**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
ENVIRONMENTAL QUESTIONNAIRE**

MACTEC Engineering and Consulting, Inc.

Introduction:

In order to comply with ASTM E 1527-05 and with the Standard for All Appropriate Inquiries issued by the United States Environmental Protection Agency as set forth in the 40 CFR 312, the user, who is defined below, must provide the information that is requested below to the MACTEC Environmental Professional. If the user fails to provide this information, a court could determine that the All Appropriate Inquiry was not complete.

User is defined as the party seeking to use ASTM E 1527-05 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations as outlined in Section 6 of ASTM E 1527-05. The User will normally be MACTEC's Client.

The User can obtain a copy of ASTM E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* at the ASTM web site <http://www.astm.org/>.

In any case where the questionnaire requests an explanation or the User believes that additional information is appropriate, please provide all relevant information on an attached sheet and identify the question to which the information pertains.

Site Information: _____

1. Environmental cleanup liens that are filed or recorded against the site (CFR 312.25)

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? ____yes or ____no If yes, please explain.

2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26)

Are you aware of any activity and use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? ____yes or ____no If yes, please explain.

3. Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (40 CFR 312.28)

As the user of this Phase I, do you have any specialized knowledge or experience related to the property or nearby properties? ____yes or ____no If yes, please explain.

Are you involved in the same line or business as the current or former occupants of the property or an adjoining so that you would have specialized knowledge of the chemicals and processes used by the type of business? ____yes or ____no If yes, please explain.

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? ____yes or ____no

If you concluded that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ____yes or ____no If yes, please explain.

5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30)

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of a release or threatened release? ____yes or ____no For example, as user:

- Do you know the past uses of the property? ____yes or ____no If yes, please explain.
- Do you know of specific chemicals that are present or once were present at the property? ____yes or ____no If yes, please explain.
- Do you know of spills or other chemical releases that have taken place at the property? ____yes or ____no If yes, please explain.
- Do you know of any environmental cleanups that have taken place at the property? ____yes or ____no If yes, please explain.

6. The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

As the user of this Phase I, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? ____yes or ____no If yes, please explain.

Signed/Date

Printed Name

Please Circle One

Property Owner; Former Property Owner; Potential Buyer of Property; Real Estate

Agent; Other (if other, please explain)

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**EPA R4 BROWNFIELDS GRANT
SITE ELIGIBILITY DETERMINATION OUTLINE**

To be used for determining site eligibility for Phase II Environmental Site Assessments under community-wide Assessment Grants and cleanups under RLF Grants.

A. GENERAL INFORMATION

1. Grantee Name: *City of Atlanta*
2. Grant Number: *BF 95461210-0*
3. Grant Type (104(k) Assessment, 104(k) RLF): *Assessment*
4. Work to be conducted by grantee (Phase I Assessment, Phase II Assessment, Phase III Assessment, Cleanup): *Phase I Assessment and Limited Facilities Assessment Survey*
5. How much funding do you anticipate spending on the site? *\$25,000*
6. Date of proposed work: *May 30, 2011*
7. Date of this document: *May 11, 2011*

B. BASIC SITE INFORMATION

1. Site Name: *400 Northside Drive Tract*
2. Site Address: *400 Northside Drive, Atlanta, Georgia*
3. Who is the current owner of the site? *Donald and Betty Smith*
4. Describe grantee's relationship with the owner, and the owner's role in the work to be performed:
Redevelopment Partner
5. Known or Suspected Contaminant(s) (check one):
 - ☐ Hazardous Substances
 - ☐ Mine Scarred Lands
 - ☐ Controlled Substances
 - ☐ Hazardous Substances Commingled with Petroleum
 - ☐ Petroleum Only
6. Identify when and how the site became contaminated; describe previous known uses. If the land has been vacant for many years, why does the grantee think that it is contaminated?

The subject property consists of a single parcel encompassing 0.90 acres and is located at 400 Northside Drive in Atlanta, Fulton County, Georgia. The subject site has been historically developed with a partly two-story commercial/office space and partly single-story warehouse space. The intent of this assessment is to perform a Phase I Environmental Site Assessment and a limited Facilities Assessment

Survey for suspect asbestos-containing materials (ACM) and leaded paint screening in support of the potential acquisition of the property. None currently known.

7. Does the site meet the definition of a Brownfields Site? (Is the site "real property, the expansion, redevelopment or reuse of which is complicated by the presence or potential presence of hazardous substances, pollutants or contaminants"?)

☒ YES ☐ NO

C. SITES NOT ELIGIBLE FOR FUNDING BY STATUTE

The grantee must supply the following information to the best of their knowledge:

1. Is the facility listed (or proposed for listing) on the National Priorities List? ☐ YES ☒ NO
2. Is the facility subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA?
☐ YES ☒ NO
3. Is the facility subject to the jurisdiction, custody, or control of the US government. (Land held in trust by the US government for an Indian tribe is eligible.) ☐ YES ☒ NO

*Note: If the answer is YES to any of the above (C.1-3) the property is **not** eligible.*

D. SITES ONLY ELIGIBLE FOR FUNDING WITH A PROPERTY SPECIFIC DETERMINATION BY EPA:

Certain properties can only be approved with a Property Specific Determination by EPA. The grantee must provide answers to the following questions to the best of their knowledge:

1. Is the site/facility subject to a planned or ongoing CERCLA removal action? ☐ YES ☒ NO
2. Has the site/facility been the subject of a unilateral administrative order, court order, an administrative order on consent or judicial consent decree that has been issued to or entered into by the parties, or been issued a permit by the U.S. or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SWDA)? ☐ YES ☒ NO
3. Is the site/facility subject to corrective action orders under RCRA (sections 3004(u) or 3008(h)) and has there been a corrective action permit or order issued or modified to require corrective measures? ☐ YES ☒ NO
4. Is the site/facility a land disposal unit that has submitted a RCRA closure notification under subtitle C of RCRA and is subject to closure requirements specified in a closure plan or permit? ☐ YES ☒ NO
5. Has the site/facility had a release of polychlorinated biphenyls (PCBs) that is subject to remediation

under TSCA? ☐ YES ☒ NO

6. Has the site/facility received funding for remediation from the leaking Underground Storage Tank (LUST) Trust Fund? ☐ YES ☒ NO

Note: If the answer is YES to any of the above (D. 1-6), a property specific determination is required. The grantee must submit additional information, which can be found in Appendix A to this document.

E. HAZARDOUS SUBSTANCE/COMMINGLED CONTAMINATION SITES *(for Petroleum only sites, skip to F.)*

1. Does the grantee own the site? ☐ YES ☒ NO

2. Answer the following if the grantee is the current site owner. (If the grantee is not the current site owner, skip to 3) :

a. Is the owner a ☐ Unit of State or Local Government **or** ☐ Other

b. If the owner is a governmental unit, how was the property acquired?

☐ Tax Foreclosure ☐ Donation ☐ Eminent Domain ☐ Bought it outright

☐ Other (Explain):

Date acquired: _____

(If property was acquired by one of the first 3 options, do not need to answer c or d)

c. Did the owner conduct All Appropriate Inquiry prior to acquiring property?

☐ YES ☐ NO

d. Did the owner take reasonable steps with regards to the contamination at the site?

☐ YES ☐ NO

e. Do they have a defense to CERCLA liability? (see FY06 ARC Guidelines p. 21, Sec. 6 – 11)

☐ YES – Bona Fide Prospective Purchaser (BFPP)

☐ YES – Contiguous Property Owner

☐ YES – Innocent Land Owner

☐ YES – Indian Tribe

☐ NO

f. Are they liable at the site as an ☐ Operator, ☐ Arranger, **or** ☐ Transporter

OR ☐ None Applicable

g. Did all disposal of hazardous substances at the site occur before they acquired the property? ☐

YES ☐ NO

h. Did they cause or contribute to any release of hazardous substances at the site?

☐ YES ☐ NO

3. Answer the following if the grantee is not the site owner:

- a. Is the grantee liable at the site as an ☐ Operator, ☐ Arranger, or ☐ Transporter
OR ☒ None Applicable

F. PETROLEUM ONLY CONTAMINATION SITES

Petroleum sites need a written site eligibility determination by the state or EPA.

1. If the state *has made* the petroleum eligibility determination, the grantee must provide EPA with the letter from the state.
2. If the state *was unable to make* the determination, EPA must make the determination consistent with the Guidelines (note that EPA staff will need to refer to Appendix 3 of the FY06 Guidelines to conduct the petroleum determination). The grantee must provide information regarding the following:

- a. Whether the site is of "relatively low risk" compared with other "petroleum-only" sites in the state. Two key questions for this determination follow:

1. Have Leaking Underground Storage Tank funds been expended at this site?
☐ YES ☒ NO
2. Have Federal Oil Pollution Act response funds been expended at this site?
☐ YES ☒ NO

- b. Whether there is a viable responsible party at the site. Key questions for this determination follow:

1. Was the site last acquired through tax foreclosure, abandonment or equivalent government proceedings? ☐ YES ☒ NO
2. Has a responsible party been identified through:
- a) a judgment rendered in a court of law or an administrative order that would require any party to assess, investigate, or cleanup the site; ☐ YES ☒ NO *or*
 - b) a filed enforcement action brought by federal or state authorities that would require any party to assess, investigate, or cleanup the site; ☐ YES ☒ NO *or*
 - c) a citizen suit, contribution action or other third party claim against the current or immediate past owner, that would, if successful, require that party to assess, investigate, or clean up the site. ☐ YES ☒ NO;

Skip to "b.5" if the site was acquired through tax foreclosure, abandonment or equivalent government proceedings; if not, answer question b.3 and 5.4.

3. The current owner is: Donald and Betty Smith *[fill in the blank]* Has the current owner:
- a) dispensed or disposed of petroleum or petroleum product at the site?
☐ YES ☐ NO
 - b) owned the property during the dispensing or disposal of petroleum product at the site? ☐ YES ☐ NO
 - e) exacerbated the contamination at the site? ☐ YES ☐ NO

- d) taken reasonable steps with regard to contamination at the site,
☐ YES ☐ NO.

4. The immediate past owner is: Not known [fill in the blank] Has the immediate past owner:

- a) dispensed or disposed of petroleum or petroleum product at the site? ☐ YES ☐ NO
b) owned the property during the dispensing or disposal of petroleum product at the site? ☐ YES ☐ NO
c) exacerbated the contamination at the site? ☐ YES ☐ NO
d) taken reasonable steps with regard to contamination at the site,
☐ YES ☐ NO

5. Based on the above, for purposes of Brownfields funding, is there a responsible party?
☐ YES ☐ NO If "YES" go on to #6, if "NO" proceed directly to F.2.C.

6. If there is a responsible party, is that party viable (has adequate financial resources to pay for assessment of the site). ☐ YES ☐ NO If "NO", explain the basis for that conclusion:

If there is a viable responsible party, the petroleum site is ineligible. If there is no responsible party, or if there is a responsible party who is not viable, continue. NOTE: States may apply their own laws and regulations to make the petroleum site determination instead of the previous questions; if they do so, the grantee must submit their determination and rationale.

c. Whether the grantee is potentially liable for cleaning up the site. Key questions for this determination follow:

1. Has the grantee ever:

- a) dispensed or disposed of petroleum or petroleum product at the site? ☐ YES ☐ NO
b) exacerbated the contamination at the site? ☐ YES ☐ NO

d. Is the site subject to any order issued under Sec. 9003(h) of the Solid Waste Disposal Act? ☐ YES ☐ NO

G. ACCESS

Does grantee have access or an access agreement for this property? ☒ YES ☐ NO

H. SITE ELIGIBILITY DETERMINATION BY EPA PROJECT OFFICER

Please Note: If there are any questions on eligibility, OR if the grantee owns the site it wishes to work on, the P.O. should consult with EPA legal counsel.

Site ☐ is / ☐ is not eligible for site assessment activities using EPA Brownfields Funds

-- OR --

☐ Site is eligible but requires an EPA Property-Specific Determination, for which additional information was provided.

EPA Project Officer

Date:

I. EPA NOTIFICATION TO APPLICANT OF SITE ELIGIBILITY

Date Sent : _____

Copy of Notification Attached: ☐ YES ☐ NO

APPENDIX A: [IF REQUIRED] INFORMATION TO SUPPORT PROPERTY SPECIFIC DETERMINATION by EPA

Grantee must explain why Brownfields financial assistance is needed and how it will protect human health and the environment and either promote economic development or enable the creation of, preservation of, or addition to parks, greenways undeveloped property, other recreational property, or other property used for nonprofit purposes.



United States
ENVIRONMENTAL PROTECTION AGENCY
Washington, DC 20460

Form Approved
OMB Number No. 2050-0192
Expires 07-31-2012

PROPERTY PROFILE FORM—Brownfields

Public reporting burden for this collection of information is estimated to average 1.50 hours per response, including the time for reviewing instructions, searching data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate, or any other aspect of this collection of information, including suggestions for reducing this burden, to the Environmental Protection Agency, Office of Environmental Information, Code 2822T, Washington, DC 20460 and to the Paperwork Reduction Project, Office of Management and Budget, Washington, DC 20503. DO NOT RETURN your form to either of these addresses. Send your completed form to the address provided by the issuing office.

PART I-PROPERTY INFORMATION

COOPERATIVE AGREEMENT RECIPIENT INFORMATION

1. Cooperative Agreement Recipient Name (State/Tribe for Section 128(a) Cooperative Agreements; requestor/contractor for TBAs):

City of Atlanta

2. Cooperative Agreement Number (contract number for TBAs):

BF-95461210

3. What type of cooperative agreement funding is being used for this property?

☒ Assessment

☐ Section 128(a) – State and Tribal Response

☐ Revolving Loan Fund

☐ TBA (EPA Regions Only)

☐ Cleanup

4. For Assessment, Cleanup, and Revolving Loan Fund cooperative agreements, what type of funding is being used at this property?

☐ Hazardous Substance

☐ Petroleum

☒ Both

5a. Indicate if this form is the initial or Updated Form:

☒ Initial Form

☐ Updated Form

5b. If "Updated Form," what's the ACRES Property ID?

PROPERTY BACKGROUND INFORMATION

6. Property Name: 400 Northside Drive

7a. Street Address: 400 Northside Drive

7b. City: Atlanta

7c. County: Fulton

7d. State: GA

7e. Zip code: 30318

8. Size (in acres): 0.90

9. Parcel Number(s): 14 00820005077

STATE & TRIBAL BROWNFIELDS/VOLUNTARY RESPONSE PROGRAM INFORMATION

10. State & Tribal Program Enrollment (If the property is not enrolled in a state program, check Property Not Enrolled check box):

Date of Enrollment:

ID Number (if applicable):

☒ Property Not Enrolled in a State or Tribal Program

PROPERTY GEOGRAPHIC INFORMATION (EPA Brownfields Program, or its contractors, will provide complete latitude/longitude information if cooperative agreement recipients are unable)

11a. Latitude
(use 00.000000 decimal
degree format):

33.764868

11b. Longitude
(use -000.000000 decimal
degree format):

-84.403933

11c. Horizontal Collection Method:

Address Matching- Primary Name

11d. Source Map Scale Number (Only if a map/photo was used):

NA

11e. Reference Point (e.g., Center of Facility or Station):

Center of a Facility or Station

11f. Horizontal Reference Datum (Choose one):

☐ NAD27-North American Datum of 1927

☐ WGS84-World Geodetic System of 1984

☒ NAD83-North American Datum of 1983

PART II- ENVIRONMENTAL ACTIVITIES

ENVIRONMENTAL ASSESSMENT INFORMATION *(mandatory for Assessment Cooperative Agreements,*

State & Tribal Property-Specific Assessments, and TBAs; as available for Cleanup and RLF cooperative agreement recipients; CA = Cooperative Agreement)

Table A – Environmental Assessment Activity (If there are multiple assessments, please use a separate line for each assessment)

[illegible]















12. Indicate whether cleanup is required: ☐ Yes ☐ No ☐ Unknown

CONTAMINANTS & MEDIA AFFECTED INFORMATION *(mandatory for all cooperative agreement types)*

Table B - Contaminants and Media Affected (check all that apply):

Contaminants			
Class of Contaminant	REC*	Found	Cleaned Up
Petroleum/Petroleum Products	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Controlled Substances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PCBs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VOCs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lead	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Metals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PAHs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Contaminants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No Contaminants	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*REC = Recognized Environmental Conditions

Media		
Media	Affected	Cleaned Up
Soil		
Air		
Surface Water		
Ground Water		
Drinking Water		
Sediments		
No Media Affected		
Unknown		

ENVIRONMENTAL CLEANUP INFORMATION *(mandatory for Cleanup and RLF)*

Cooperative Agreements and State & Tribal Property-Specific Cleanups, as available for Assessment Cooperative Agreements and TBAs)

13. Cleanup Activity Start Date:

14. Cleanup Activity Completion Date:

15. Acres Cleaned Up:

16. Date No Further Action/Cleanup Completion Document Issued

(If the property was not enrolled in a state or tribal program, leave blank):

Date: _____

17. Number of Cleanup Jobs Leveraged:

18. If EPA Brownfields funding was used, indicate the type and amount (If any non-EPA funding was used, fill out Table C):

Type	Amount
Cleanup Cooperative Agreement	

RLF Loan	Loan Signed
----------	----------------

Type	Amount
RF Subgrant	

Section 128(a) State/Tribal
Cooperative Agreement _____

Table C - Environmental Cleanup Leveraged Funding Detail

Table C - Environmental Cleanup Leveraged Funding Detail					
Source of Funding (enter one source of funding per line; do not include funding received prior to the award of this EPA Cooperative Agreement)				Name of Entity Providing Funds	Amount of Funding Expended on this Activity
Other Federal	State/Tribal (exclude §128(a) funds)	Local Gov't	Private/ Other		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

PART II- ENVIRONMENTAL ACTIVITIES (continued)**INSTITUTIONAL & ENGINEERING CONTROLS INFORMATION** (mandatory for all cooperative agreement types)**19a.** Indicate whether Institutional Controls are required: ☐ Yes ☐ No ☒ Unknown**19b.** If Institutional Controls were required, indicate the category (check all that apply):

- ☐ Proprietary Controls (e.g., easements, covenants) ☐ Governmental Controls (e.g., zoning, building codes)
- ☐ Informational Devices (e.g., state registries, deed notices) ☐ Enforcement/Permit Tools (e.g., permits, consent decrees)

Additional Institutional Controls Information:

Address of Data Source (URL if available): _____

19c. Indicate whether Institutional Controls in place: ☐ Yes ☐ No Date: _____**20a.** Indicate whether Engineering Controls are required: ☐ Yes ☐ No ☐ Unknown**20b.** If Engineering Controls were required, indicate the category (check all that apply):

- ☐ Cover Technologies (e.g., Capping) ☐ Immobilization Process (e.g., Encapsulation, In-Situ Solidification) ☐ Engineered Barriers (e.g., Slurry Walls, Sheet)
- ☐ Security (e.g., Guard, Fences) ☐ Other _____

Additional Engineering Controls Information:

Address of Data Source (URL if available): _____

20c. Indicate whether Engineering Controls in place: ☐ Yes ☐ No Date: _____**REDEVELOPMENT AND OTHER LEVERAGED ACCOMPLISHMENTS** (Mandatory for Assessment, Cleanup and RLF Cooperative Agreements, as available for State and Tribal Property Specific Activities and TBAs)**21.** Redevelopment Start Date: _____ **22.** Redevelopment Completion Date: _____**Table D- Redevelopment Leveraged Funding Detail**

Source of Funding (enter one source of funding per line; do not include funding received prior to the award of this EPA Cooperative Agreement)				Name of Entity Providing Funds	Amount of Funding Expended on this Activity
Other Federal	State/Tribal	Local Gov't	Private/ Other		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

23. Number of Redevelopment Jobs Leveraged: _____**24.** Future Use and Estimated Acreage (check all that apply; For properties with multi-story buildings only, please indicate also the square footage for each type of reuse (e.g. a three story building with first floor commercial and remaining floors residential).

- ☐ Multi-story building
- ☐ Greenspace _____ acres _____ sq. ft. ☐ Commercial _____ acres _____ sq. ft.
- ☐ Industrial _____ acres _____ sq. ft. ☐ Residential _____ acres _____ sq. ft.

25. Actual Acreage(s) and Type(s) of Greenspace Created: _____

PART II- ENVIRONMENTAL ACTIVITIES (continued)

ANECDOTAL PROPERTY INFORMATION (as available for all cooperative agreement types)

26. Property Highlights:

Property includes a building in an L-shaped configuration that is partly two-story commercial/office space and partly single-story warehouse space. Two curb cuts from Northside Drive connect to an asphalt-paved parking lot and drive around the building. At the western edge of the property is an embankment, oriented north-south, which is a former railroad line. The western property boundary extends up the embankment, north to the edge of the parking lot, east to the Northside Drive right-of-way, and south to a multi-family housing development on the adjacent property.

PROPERTY PHOTOGRAPH INFORMATION

27. Indicate whether photographs are available: ☒ Yes ☐ No 28. Indicate whether video is available: ☐ Yes ☒ No

PART III- ADDITIONAL PROPERTY INFORMATION

PROPERTY HISTORY INFORMATION

29. Property Description / History / Past Ownership:

Property used as janitorial supply business for several decades. Prior, it was built and used by an oil/petroleum distributor.

30. Predominant Past Use(s) (check all that apply; For properties with multi-story buildings only, please indicate also the square footage for each type of reuse (e.g. a three story building with first floor commercial and remaining floors residential):

☒ Multi-story building

☐ Greenspace _____ acres _____ sq. ft. ☒ Commercial _____ 0.90 acres _____ sq. ft.

☐ Residential _____ acres _____ sq. ft. ☒ Industrial _____ 0.90 acres _____ sq. ft.

OWNERSHIP & SUPERFUND LIABILITY (Mandatory for Cleanup and RLF Cooperative Agreements)

31a. Ownership Entity:

☐ Government (Tribal, State, Local) ☒ Private

31b. Current Owner:

Betty L. and Donald E. Smith

32a. During the life of the cooperative agreement, did ownership change?

☐ Yes ☐ No

32b. If "yes," did Superfund federal landowner liability protections factor into the ownership change?

☐ Yes ☐ No ☐ Unknown

PART IV- APPROVALS

33. Cooperative Agreement Recipient Project Manager

Name (please print):

Signature

Date:

34. US EPA Regional Representative

Name (please print):

Signature

Date: